

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Council members

FROM/PHONE: Mark A. Kutney, AICP, Development Services Director/ (954) 797-1101
Prepared by: Roberta Moore, Planner I

SUBJECT: Site Plan, SP 5-1-03 Sheridan House Plat No. 3, Miller Legg & Associates, Inc./Sheridan House, Inc., 1700 Flamingo Road/ Generally located at the southeast corner of Flamingo Road and SW 14 Street

AFFECTED DISTRICT: District 3

TITLE OF AGENDA ITEM: SP 5-1-03 Sheridan House Plat No. 3, Miller Legg & Associates, Inc. / Sheridan House, Inc., 1700 Flamingo Road (CF, Community Facilities District)

REPORT IN BRIEF: The applicant requests the site plan approval for the construction of the Sheridan House Ministries on a 57.186 acre site. The proposal is for the development of the administration building, the maintenance building, three (3) boy's residences, one (1) staff residence, the guardhouse and the gazebo. Also included in this phase is the landscape buffer along the entire perimeter of the parcel. The site plan indicates all of the proposed buildings and locations of accessory uses which are planned for future development. All of the structures will be painted the same color scheme. This includes a Lantern Light for the walls, Artichoke for the shutters, Universal Khaki for the roof and Extra White for the trim and molding details. The boy's residences and staff residences have the similar architectural designs. The landscaping design meets the code requirements and enhances the appearance of the site in general. Along Flamingo Road the landscape plan indicates Southern Live Oaks, Cabbage Palms, and Fakahatchee Grass. The landscape plan indicates, by the Guardhouse, Southern Live Oaks, Dahoon Holly, Brush Cherry, Stokes Dwarf Yaupon Holly, Myrsine, Golden Dewdrop, Coontie, and Dwarf Firebush.

PREVIOUS ACTIONS: None

CONCURRENCES: At the November 25, 2003 Site Plan Committee Meeting, Vice-Chair Evans made a motion, seconded by Mr. Engel, to approve based on the planning report and these added items: 1) that the intersection of the main boulevard, after the gate house, have a four-way stop and be reviewed by Engineering for safety concerns; 2) that on the phase one plan, the maintenance building, dumpsters and the related parking lot, be put back on the phase one plans; 3) that at most of the residences, the general parking areas be pulled away from the buildings so that there is sufficient backup room for vehicles coming out of the dead end parking on these small parking lots; 4) that the administration building will have a metal roof, not shingles as shown on the plans; 5) that a sidewalk be added from the parking area to the front doors of each building; 6) that there be a sidewalk added from each residence meeting room to the parking lot; 7) that the three main median entrance trees are to be

increased to 20-foot overall height and it is noted that it will not match what the rendering showed; 8) change the Saw Palmettos on the east side of the berm to Coco Plums at 24 inches in height, 36 inches on center; 9) have the drop-off driveway going to the daycare center and through the porte cochere be designated as a one-way drive; and 10) that everything will have to meet ADA compliance, the same as discussed on the gatehouse. (Motion carried 4-0, Ms. Aitken absent)

FISCAL IMPACT: N/A

RECOMMENDATION(S): Staff finds the subject application complete and suitable for transmittal to the Town Council for further consideration. In addition, the following conditions shall apply:

1. A tree survey shall be provided to Town staff prior to Town Council.

Attachment(s): Planning Report, Land Use Map, Zoning and Aerial Map, Site Plan

TOWN OF DAVIE
Development Services Department
Planning and Zoning Division
Staff Report and Recommendation



Applicant Information

Owner:

Name: Sheridan House, Inc.
Address: 4200 SW 54 Court
City: Fort Lauderdale, Florida 33314
Phone: (954) 583-1552

Agent:

Name: Miller, Legg & Associates
Address: 1800 N. Douglas Road, Suite 200
City: Pembroke Pines, Florida 33024
Phone: (954) 436-7000

Background Information

Application History: No deferrals have been requested.

Site Plan Committee Recommendation: The Site Plan Committee recommended approval at the November 25, 2003 meeting with conditions.

Application Request: Site plan approval for Sheridan House. The proposed site plan is for Phase I to include a gated entry, administration building, three (3) boys residences, a maintenance building and one (1) staff residence for the 57.186 acre site.

Address/Location: 1700 Flamingo Road/Generally located at the southeast corner of Flamingo Road and SW 14 Street.

Future Land Use Plan Map Designation: Residential (1 DU/AC)

Zoning: CF, Community Facilities

Existing/Proposed Use: Vacant/ Residential facility consisting of single family homes, multi-family dwelling units, and related accessory non-residential uses such as offices and a multipurpose room.

Parcel Size: 57.186 acres (2,491,022.16 square feet)

Surrounding Uses:

North: Christian Fellowship Church, and a vacant parcel
South: Vacant
East: Vacant, Old Bridge Run, Little Country Acres
West: Vacant, and Calvary Chapel Church

Surrounding Land

Use Plan Designation:

Residential (5 DU/AC)
Residential (1 DU/AC)
Residential (1 DU/AC)
Residential (1 DU/AC)

Surrounding Zoning:

North: CF, Community Facilities and R-5, Low Medium Density Dwelling District
South: AG, Agricultural District
East: A-1, Agricultural District and R-1, Estate Dwelling District, AG, Agricultural District
West: AG, Agricultural District and A-1, Agricultural District, CF, Community Facilities

Zoning History

Related Zoning History: On August 6, 2003 Town Council approved Ordinance 2003-27, a request to rezone the subject site from AG, Agricultural District to CF, Community Facilities District.

Related Plat History: Town Council approved the boundary plat application (P 8-1-01) for the subject site. The boundary plat is to be known as Sheridan House No. 3 for the proposed development of a Special Residential Facility Category (2) consisting of 8 units (16 dwelling unit equivalents) as defined by the Broward County Comprehensive Plan and the Town of Davie Comprehensive Plan, 2 accessory single family dwelling units, 35 villa units, 38,000 square feet of administration/accessory uses, 5,000 square feet of day care center (day care center is restricted to on-property residents' use only).

Previous Requests on same property: On March 24, 2003 Town Council approved Resolution (R-2003-66) for a waiver to the scenic corridor requirements. This waiver was requested due to the location of a wetland mitigation site on the property.

Town Council approved a special permit application, SE 1-1-03, on July 8, 2003. The special permit allowed for a residential facility consisting of single family homes, multi-family dwelling units, and related accessory non-residential uses such as offices and a multipurpose room.

Applicable Codes and Ordinances

§12-83 of the Land Development Code, Conventional Nonresidential Development Standards, CF, Community Facilities District requires the following minimums: lot area of 1 acres, 165 feet frontage, 60 foot front setback, side setback is a minimum five (5) feet each side, maximum twenty-five (25) each side, and 25 foot rear setback and the following maximums: height 45', 40% building coverage.

§12-24 (J) (13) Community Facilities (CF) District. The CF District is intended to implement the community facilities classification of the Town of Davie Comprehensive Plan by providing areas for location of community facilities.

§12-208. Requirement for off-street parking.

(A) Minimum Requirements: The off-street parking required by this article shall be provided and maintained on the basis of the following minimum requirements:

(1) Child care center, day nursery, kindergarten, preschool. One (1) space for each 5 children based on licensed child care capacity plus 1 space per 300 square feet of office area. In addition, a minimum of three stacking spaces shall be provided adjacent to the front entrance.

- (22) Offices, business, professional, governmental, financial institutions and commercial banks, telemarketing centers. One (1) space for each three hundred (300) square feet of gross floor area.

- (B) Uses Not Specifically Mentioned: The requirements for off-street parking for any uses not specifically mentioned in this section shall be the same as provided in this section for the use most similar to the one sought, it being the intent to require all uses except agricultural to provide off-street parking.

Comprehensive Plan Considerations

Planning Area: The subject property falls within Planning Area 2. Planning area 2 includes the westernmost section of the Town north of Orange Drive and south of SW 14 Street, and bound on the west by Interstate 75 and on the east by SW 100 Avenue. The predominant existing and planned land use is single family residential at a density of one dwelling per acre.

Broward County Land Use Plan: The subject site falls within Flexibility Zone 100.

Applicable Goals, Objectives & Policies: *Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-3:* Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

Future Land Use Plan, Objective 1: Land Development Regulations, Policy 1-12: New Development shall provide water storage capacity pursuant to the water management regulations and plans of the South Florida Water Management District and other applicable water management agency(s).

Future Land Use Plan, Objective 10: Community Facilities Use, Policy 13-2: Community Facilities may be permitted in land use categories other than the Community Facilities category, provided such development is compatible with and does not adversely affect the development of the surrounding land for designated purposes.

Significant Development Review Agency Comments

Landscape Unit:

1. Provide a detailed tree survey prior to Town Council.

Application Details and Staff Analysis

The applicant's SUBMISSION indicates the following:

1. *Site:* The applicant requests site plan approval for the 57.186 acre (2,491,022.16 square feet) site, generally located at the southeast corner of Flamingo Road and SW 14 Street. The proposal is for the construction of Sheridan House Family Ministries. The overall site consists of an administration building, a day care, a maintenance building, a multi-

purpose building, five (5) boys residences, three (3) girls residences, five (5) villas, two (2) staff residences, a counseling center, three (3) single parent residences, a mitigation area, a lake, a gatehouse and a gazebo. The Phase I plan indicates the buildings / structures that will be part of the initial construction. These include the administration building, the gatehouse, one (1) staff residence, the maintenance building, three (3) boys residences, the lake, the mitigation area, and the gazebo. The proposed site plan indicates parking and landscaping beyond the minimum requirements set forth in the Town of Davie Land Development Code. Fencing will be provided along the entire perimeter of the parcel being combined with the landscaping. The mitigation area is proposed along the southern boundary of the parcel. The lake encompasses almost the entire area adjacent to the recreation / equestrian trail on the eastern side of the property. An entryway sign is proposed by the guardhouse.

2. *Architecture:* The proposed Phase I plan indicates buildings / structures. The buildings are designed to resemble residential units. All of the buildings will be painted the same colors throughout the entire project, Phase I and beyond. The buildings are covered in textured stucco with raised stucco around the windows. The buildings will have a base color of Lantern Light, the shutters will be Artichoke, all the trim and any details will be Extra White, and the roofs will be Universal Khaki.

The Administration Building will have synthetic cast columns on the northwest and southeast sides. The administration building is proposed to be 26 feet in height with the tower at 38.8 feet in height. The tower is for decorative purposes only.

The Maintenance Building will have overhead doors on three (3) sides of the building, and metal louvers over the windows. There is stucco molding proposed on the entire building and along the doors and windows. The roof is a standing seam metal roof. The maintenance building will be 22 feet in height.

The staff residences will all be identical and are single story. There is molding proposed around the entire building and stucco bands will surround the windows and doors. The staff residences will have decorative wood outrigger beams and standing seam metal roof. The staff residences will be 18 feet in height.

The boys residences will all be identical. The boys residences are single story with molding along the entire building and deep stucco bands along the doors and windows. The roofs will be a standing seam metal roof. The boys residences are a maximum of 28 feet in height with the majority of the roofline at 16 feet.

The gatehouse will have two sliding glass doors, one on the right side and the other on the left side. The gatehouse will have masonry pilasters on the front and rear elevations. There will be smooth stucco as the base, molding surrounding the entire building, and a standing seam metal roof. The gatehouse is 19 feet in height.

The gazebo is 525 square feet and is proposed to be 18 feet in height. The gazebo is located in the lake area and is accessible via the 102 feet boardwalk.

A monument sign is proposed at the entry by the gatehouse. The sign will be 5 feet in height with two masonry posts with coach lamps on each side. The maximum square footage allowed is 64 square feet. The logo that is on the sign is 22 square feet.

3. *Access and Parking:* Access to the site is via a 24' opening on Flamingo Road. There is a maintenance entrance proposed at the north section of the property for maintenance purposes only. Internally, the site provides for a 22 foot road. The total required parking for the overall site plan is 236 parking spaces. The site plan proposes 288 standard parking spaces and 12 handicapped parking spaces being provided.
4. *Landscaping:* The site plan shows 33.663 acres (1,466,373 square feet) or 62.66% open space (40% required) for the overall site. Along the Frontage Road the landscape plan shows Slash Pine, Live Oaks, Satin Leaf trees, Dahoon Hollies, Saw Palmetto, Myrsine or Wax Myrtle, Simpsons Stopper, Dwarf Fakahatchee Grass and Dwarf Yaupon Holly.

The area by the guardhouse / entry feature, as indicated on the landscape plan, is Satin Leaf trees, Live Oaks, Dwarf Yaupon Holly, and flowering Lantana.

5. *Drainage:* The subject property lies within Central Broward Water Control District. Approval from this agency shall be obtained prior to issuance of any site development permit.
6. *Temporary Uses:* The site plan indicates a temporary construction trailer on the northern portion of the property. Approval of the site plan shall be deemed as the approval for the Temporary Use Permit for this use for a period of time not to exceed one year.

Findings of Fact

Staff finds that the site plan complies with the development standards required by the CF, Community Facilities District, and is generally in conformance with all other applicable Codes, and Ordinances. The site plan is in conformance in terms of the minimum setbacks, open space, drainage, and parking requirements of the Land Development Code.

Staff Recommendation

Staff finds the subject application complete and suitable for transmittal to Site Plan Committee and Town Council for further consideration subject to the following conditions.

1. A tree survey shall be provided to Town staff prior to Town Council.

Site Plan Committee Recommendations

At the November 25, 2003 Site Plan Committee Meeting, Vice-Chair Evans made a motion, seconded by Mr. Engel, to approve based on the planning report and these added items: 1) that the intersection of the main boulevard, after the gate house, have a four-way stop and be

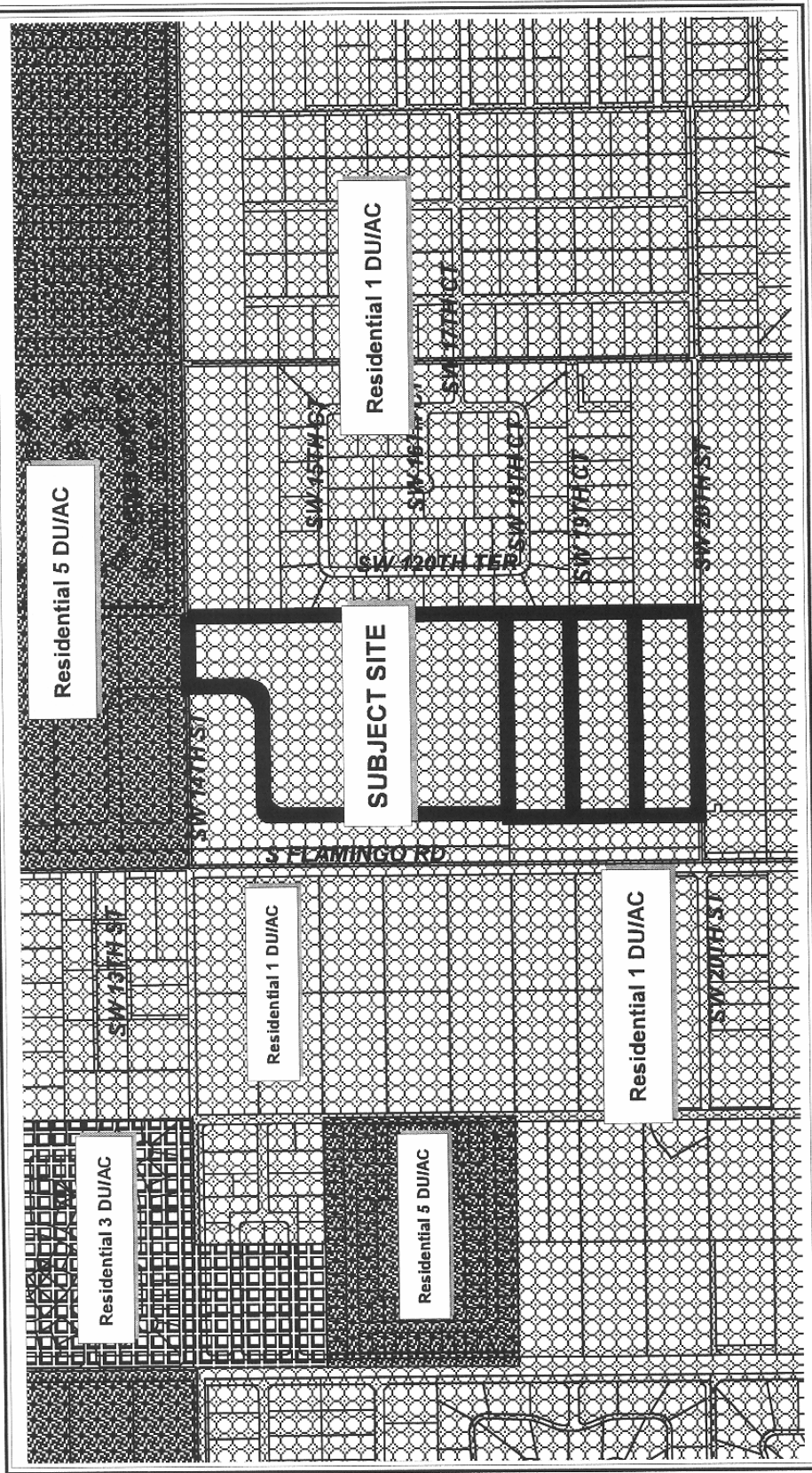
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Exhibits

1. Site Plan
2. Future Land Use Map
3. Zoning and Aerial Map

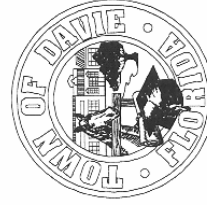
Prepared by: _____

Reviewed by: _____



SITE PLAN **SP 5-1-03** **Future Land Use Map**

Prepared By: rkm
 Date Prepared: 11/20/03



Date Flown:
 12/31/00

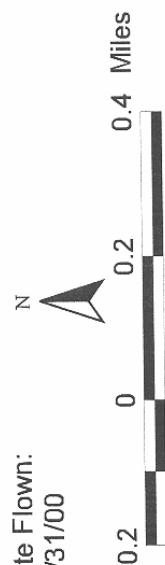


800 0 800 Feet

Planning & Zoning Division - GIS



Date Flown:
12/31/00



Planning & Zoning Division - GLS

Prepared by: ID
Date Prepared: 8/27/03